



**Development Permit Panel  
Wednesday, January 25, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering-Carlile, General Manager, Community Services  
Peter Russel, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on January 11, 2017, be adopted.*

**CARRIED**

**1. Development Variance 16-733949**  
(REDMS No. 5129854 v. 2)

APPLICANT: MQN Architects

PROPERTY LOCATION: 9580 Williams Road (Formerly 9580 & 9600 Williams Road & 10140 Gower Street) and 10060 Gower Street

INTENT OF PERMIT:

Vary the following provisions of Richmond Zoning Bylaw 8500:

- a) Increase the maximum permitted lot coverage from 45% to 48%;
- b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard; and
- c) Revise Transportation related requirements to:
  - i) Increase the maximum on-site parking reduction with transportation demand

## Development Permit Panel

### Wednesday, January 25, 2017

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management measures from 10% to 13%;

- ii) Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and
- iii) Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces;

to permit the construction of a 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

#### **Applicant's Comments**

Kevin Svoboda, President, Kaigo Retirement Communities Ltd., and owner of the subject care facility, provided background information on the rationale for the proposed upgrade of the care facility and briefed the Panel on his recent consultation with neighbours in response to the Panel's referral. Mr. Svoboda noted that (i) the owner was awarded the contract by Vancouver Coastal Health (VCH) to upgrade the existing care facility to meet VCH's building design requirements and increase its capacity, (ii) the design of the existing building is outdated and lacks basic facilities and amenities, (iii) the proposed design of the upgraded care facility is resident-centered and provides bigger rooms and additional facilities and amenities, (iv) a neighbour consultation meeting was held on January 17, 2017 attended mostly by neighbours who had expressed their concerns at the Panel's meeting of January 11, 2017, and (v) the care facility owner is committed to a continuing dialogue with neighbours should new issues arise regarding the proposed development.

Roger Green, MQN Architects, accompanied by Mary Chan-Yip, PMG Landscape Architecture, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), briefed the Panel on the proposed solutions and changes to the project design to address neighbours' concerns regarding the existing and proposed development, highlighting the following:

- a 2.5-meter Cedar hedge planting will be introduced at the east side of the proposed building where there is no existing hedge to provide visual privacy screening to neighbours to the east and care facility residents;
- the height of the proposed garbage and recycling enclosure will be increased from 6 feet to 8 feet, will not be covered, and will be painted to match the colour of the proposed building to mitigate its visual impact to neighbours and address overlook concerns;
- planting will be introduced in front of the garbage and recycling enclosure to provide a buffer from the street;
- a hedge will be added in front of the emergency generator to provide screening from the street;

## Development Permit Panel Wednesday, January 25, 2017

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- HVAC units will be located in recessed platforms facing the courtyard to mitigate noise; and
- a smoking area for visitors and staff with cigarette receptacle and bench will be provided in the middle of the Williams Road parking area, away from the building.

In addition, Mr. Green advised that it would not be feasible to relocate the existing central core of the building to the north end of the proposed development as it would result in longer travel distances to provide essential services to facility residents.

Also, Mr. Green noted that garbage and recycling could not be accommodated in the enlarged Williams Road parking lot due to (i) limited space in the parking area, (ii) a potential reduction in parking spaces and tree planting in the parking area that would result from the proposed relocation, and (iii) an advice from the City to maintain the existing location of recycling pick-up at Gower Street.

With regard to intended construction uses of Gower Street, Mr. Green reviewed the phased construction for the proposed development, noting that (i) construction parking for all three phases will be accessed from Williams Road only, (ii) Gower Street will be accessed for material delivery and construction work for Phase 1 only, and (iii) all material delivery and construction work for the two remaining phases will be accessed from Williams Road.

With regard to neighbour concerns regarding the two proposed pedestrian entrances on Gower Street, Mr. Green advised that (i) the two entrances are required by Vancouver Coastal Health to provide a community feel to the care facility residents, (ii) the two pedestrian entrances are not intended to support vehicular access on Gower Street, (iii) visitor and staff access to the Gower Street entrances is through the care facility's main entry on Williams Road, (iv) access to the Gower Street entrances is controlled and entry doors are provided with a keypad and intercom system, and (v) the two entrances help break down the massing and provide a human scale to the building.

In response to queries from the Panel, Mr. Sbovoda confirmed that the current frequency of garbage and recycling pick-ups is three times a week. He further advised that he is currently in discussion with the garbage and recycling contractor regarding the possibility of replacing one metal garbage bin with a plastic bin and increasing the size of the bins to reduce their quantity from three to two in order to mitigate the noise generated by the pick-ups.

Barry Konkin, Program Coordinator, Development, acknowledged that in addition to the garbage and recycling pick-ups by private contractors, the City also provides separate pick-ups for cardboard and recycling once a week.

In response to a query from the Panel, Mr. Green advised that the emergency generator will be used only during a sustained power outage and annual testing.

## **Development Permit Panel**

### **Wednesday, January 25, 2017**

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#### **Staff Comments**

Mr. Konkin advised that (i) staff have reviewed the revised project design and appreciate the proposed changes to address neighbour concerns, (ii) the proposed location of the smoking area in the middle of Williams Road parking lot is a positive step, (iii) Planning staff worked with Transportation staff on loading restrictions and parking on Gower Street, (iv) a legal agreement on title will limit the hours and frequency of truck deliveries as well as the size of delivery vehicles on Gower Street, (v) non-food and laundry deliveries will be directed to the Williams Road entrance, reducing traffic on Gower Street, (vi) proposed screening of the garbage enclosure and along a portion of the east property line will address interface issues, and (vii) the developer has committed to provide a voluntary cash contribution to install a pedestrian crosswalk across the intersection of Severn Drive and Swansea Drive to enhance pedestrian safety in the area.

In response to a query from the Panel, Mr. Konkin confirmed that the proposed 8-foot high garbage and recycling enclosure is designed without a roof and painted to match the building colour.

#### **Gallery Comments**

Terry Stashuk, 10171 Gower Street, questioned whether (i) exits are provided on the east side of the building to access the Williams Road parking area through the walkway at the east edge of the site, and (ii) a main aisle is provided in the floor plan to connect the kitchen area to the east side of the building.

In response to queries from Mr. Stashuk, Mr. Green noted that (i) exits on the east side of the building are primarily for Fire Code requirement compliance, (ii) the two-meter wide east walkway is not intended to provide an access route for going in and out of the building, (iii) transport of materials from the central core at the west side of the building to the east side would not be feasible as it will directly impact the resident area of the building.

In response to further queries from Mr. Stashuk, Mr. Green advised that (i) there will be a phased transfer of current residents to newly-constructed resident areas, (ii) current residents will not be disturbed during Phase 3 construction, and (iii) a temporary vehicular access will be provided on Williams Road during construction in addition to the existing main entry on Williams Road, and (iv) the temporary vehicular access will be fully developed and functional and the existing main entry will be closed off upon completion of Phase 3.

Philip Tsui, 10111 Gower Street, stated that he has been a resident in the area for around 40 years, and questioned whether there is a City bylaw regulating commercial vehicle traffic on residential streets. In response to the query, the Chair advised that there is no such City bylaw; however, the restrictive covenant and proposed measures by the applicant will significantly reduce the current volume and frequency of traffic as well as the size of vehicles on Gower Street.

## Development Permit Panel

### Wednesday, January 25, 2017

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Mr. Tsui also questioned whether it is possible to relocate the garbage and recycling bins facing his property to a location near the Gower Street cul-de-sac, and in response to the query, Mr. Green noted that (i) the existing garbage and recycling enclosure currently located on the street right-of-way will be removed and the proposed new enclosure will be turned 90 degrees and pushed back from the sidewalk, and (ii) relocating garbage and recycling adjacent to the cul-de-sac would result in longer travel distance to transport garbage and recycling from the facility and potentially contribute to street clutter.

Ruth Tsui, 10111 Gower Street, noted the size and noise of the truck doing garbage and recycling pick-ups in front of her property for many years. Also, she inquired about the frequency of garbage and recycling pick-ups when the proposed development will be completed and questioned whether the facility's garbage and recycling could be relocated to the Williams Road entrance or to the cul-de-sac on Gower Street.

In response to Ms. Tsui's query, Mr. Konkin confirmed that a restrictive covenant will limit truck movements to 14 a week and Transportation staff acknowledged that the size of the garbage and recycling trucks doing the pick-ups would be the same as those deployed in other residential streets.

In response to a query from the Panel, Mr. Konkin acknowledged that other streets in Richmond could experience more than 14 garbage and recycling pick-ups per week.

Joan Leversage-Lu, 5342 Opal Place, stated that both of her parents are current residents of the subject care facility and spoke in support of the proposed development, noting that the proposed upgrade will improve nursing care and quality of life of facility residents. Ms. Leversage-Lu further noted that the existing facility has sub-standard room sizes shared by residents, lacks basic facilities such as bathrooms and showers, and does not provide adequate space for visitors. She added that the upgraded facility will provide one room with a bathroom and shower for each resident and places for visitors to gather.

In response to a query from the Panel, Mr. Green noted that relocating garbage and recycling to the southwest corner of the proposed development would impact a resident room.

### **Correspondence**

Terry Stashuk, 10171 Gower St. ([Schedule 2](#))

Mr. Konkin noted that in his letter, Mr. Stashuk mentioned his initial concerns regarding the proposed development and related the discussions he has had with the care facility owner. In addition, Mr. Konkin noted that Mr. Stashuk appreciated the facility owner's responses to neighbours' concerns and expressed support for the development plan presented during his consultation with the facility owner.

## Development Permit Panel

### Wednesday, January 25, 2017

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#### Panel Discussion

The Panel acknowledged support for the project noting that (i) the proposed development will address the need for additional intermediate care facilities in the City, (ii) a mechanism could be put in place to ensure continuing dialogue between the neighbours and facility owner to address neighbour concerns during construction, (iii) construction of the project should have minimal impact to the neighbours, (iv) the restrictive covenant regarding limitations to garbage and recycling pick-ups is legally enforceable, and (v) the use of smaller garbage and recycling trucks could be explored by the facility owner.

In addition, the Panel expressed appreciation for (i) the willingness of the facility owner and architect to dialogue with neighbours, and (ii) the proposed measures to address or mitigate neighbour concerns.

#### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued which would vary the following provisions of Richmond Zoning Bylaw 8500:*

- (a) Increase the maximum permitted lot coverage from 45% to 48%;*
- (b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard; and*
- (c) Revise Transportation related requirements to:*
  - (i) Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;*
  - (ii) Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and*
  - (iii) Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces;*

*to permit the construction of a 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, January 25, 2017**

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2. **Date of Next Meeting: February 15, 2017**

3. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:36 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 25, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk





EXISTING PARKING - 22 STALLS

EXISTING PARKING - 8 STALLS



IMAGE ONE

- EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
- EXISTING FENCE LINE LOCATED ON CITY PROPERTY TO BE REMOVED AND REPLACED
- EXISTING EMERGENCY GENERATOR VISIBLE ABOVE ENCLOSURE



IMAGE TWO

- EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
- EXISTING NOISY KITCHEN FAN AT ROOF TO BE REPLACED



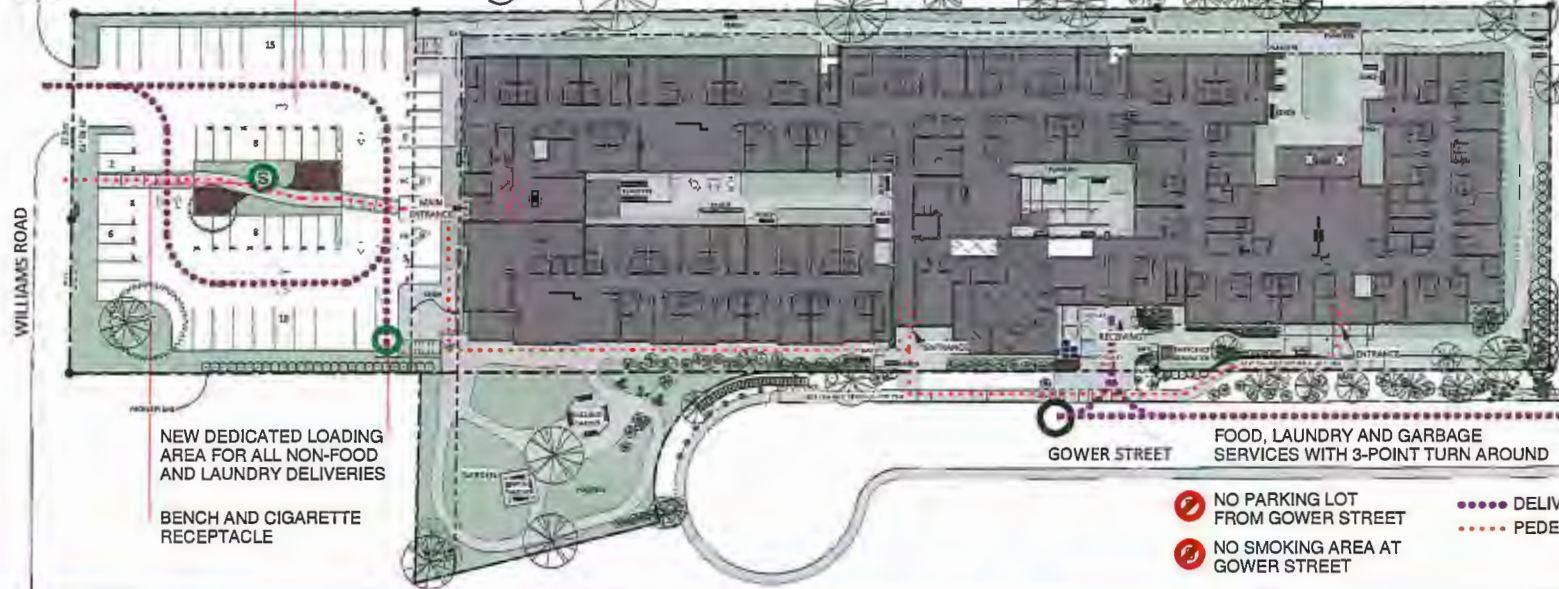
IMAGE THREE

- EXISTING DRIVEWAY INTO GOWER STREET PARKING LOT (PARKING TO BE REMOVED AND DRIVEWAY REPURPOSED FOR RECEIVING TURN-AROUND LOCATION)
- EXISTING HYDRO TRANSFORMER TO REMAIN

EXISTING LOADING AREA

KAIGO FRASERVIEW  
9580 WILLIAMS ROAD,  
RICHMOND, BRITISH COLUMBIA

NEW PARKING LOT - 58 STALLS  
(30 MORE THAN BOTH EXISTING  
LOTS COMBINED)



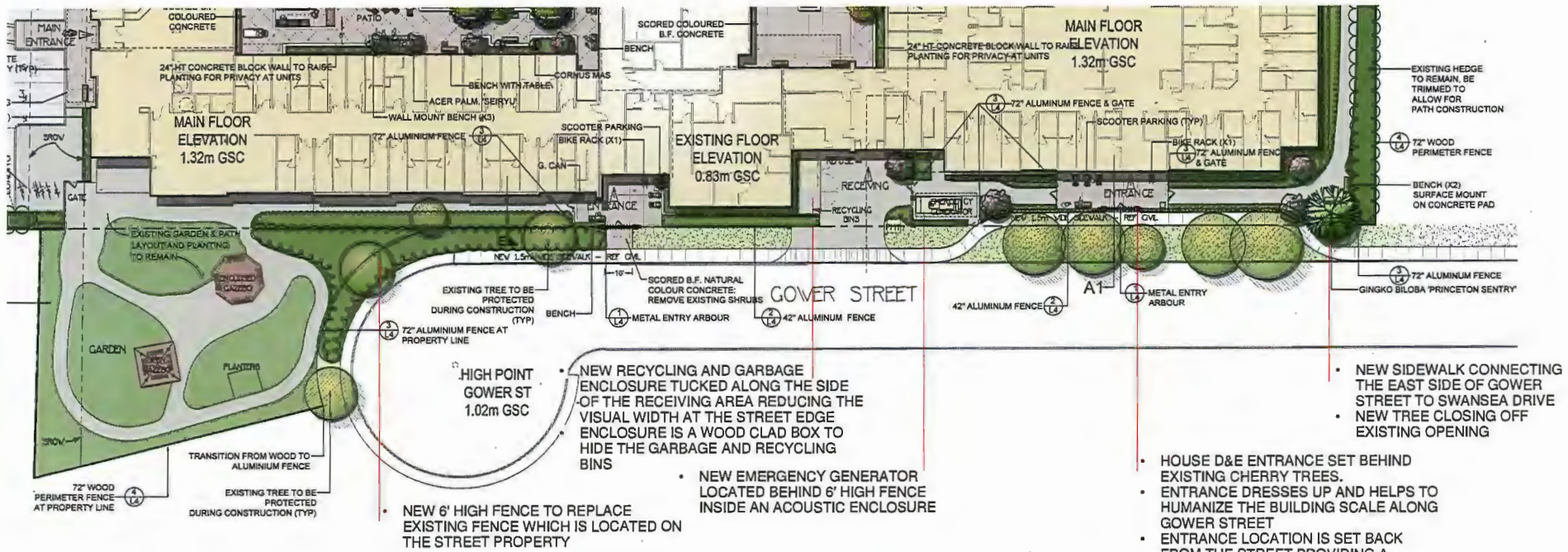
NEW DEDICATED LOADING  
AREA FOR ALL NON-FOOD  
AND LAUNDRY DELIVERIES

BENCH AND CIGARETTE  
RECEPTACLE

GOWER STREET FOOD, LAUNDRY AND GARBAGE  
SERVICES WITH 3-POINT TURN AROUND

- NO PARKING LOT FROM GOWER STREET
- NO SMOKING AREA AT GOWER STREET
- DELIVERY TRAFFIC
- PEDESTRIAN TRAFFIC





- NEW RECYCLING AND GARBAGE ENCLOSURE TUCKED ALONG THE SIDE OF THE RECEIVING AREA REDUCING THE VISUAL WIDTH AT THE STREET EDGE ENCLOSURE IS A WOOD CLAD BOX TO HIDE THE GARBAGE AND RECYCLING BINS
- NEW EMERGENCY GENERATOR LOCATED BEHIND 6' HIGH FENCE INSIDE AN ACOUSTIC ENCLOSURE
- NEW SIDEWALK CONNECTING THE EAST SIDE OF GOVER STREET TO SWANSEA DRIVE
- NEW TREE CLOSING OFF EXISTING OPENING
- HOUSE D&E ENTRANCE SET BEHIND EXISTING CHERRY TREES.
- ENTRANCE DRESSES UP AND HELPS TO HUMANIZE THE BUILDING SCALE ALONG GOVER STREET
- ENTRANCE LOCATION IS SET BACK FROM THE STREET PROVIDING A PEDESTRIAN ACCESS WITHOUT INVITING VEHICULAR LOADING ACCESS



- ALL MAIN AIR HANDLING UNITS FOR THE FACILITY HAVE BEEN LOCATED ON RECESSED PLATFORMS TO REDUCE VISUAL AND ACOUSTIC IMPACTS TO NEIGHBOURS



NEIGHBOURHOOD CONSULTATION RAISED A REQUEST TO BETTER SCREEN THE FACILITY GARBAGE AS THERE IS A CONCERN THAT THE GARBAGE COULD BE SEEN FROM THE SECOND STOREY WINDOW OF THE ADJACENT HOUSE

- IMAGE ONE (UPPER LEFT) SHOWS THE 6' HIGH GARBAGE ENCLOSURE AS PROPOSED AT JANUARY 11 DPP SESSION. NOTE THAT THE GARBAGE BIN IS JUST VISIBLE ABOVE THE FENCE WHEN VIEWED FROM A SECOND FLOOR HEIGHT.
- IMAGE TWO (LOWER LEFT) SHOWS THE GARBAGE ENCLOSURE WITH A ROOF
- IMAGE THREE (BELOW) SHOWS THE PREFERRED APPROACH FROM THE CLIENT AND ARCHITECT. THIS OPTION INCREASES THE FENCE HEIGHT TO 8' WHICH COMPLETELY HIDES THE GARBAGE BIN. A CEDAR HEDGE HAS ALSO BEEN ADDED TO SOFTEN THE VISUAL IMPACT OF THE ENCLOSURE. AS AN OPTION, THE GARBAGE ENCLOSURE IN THIS IMAGE HAS BEEN SHOWN PAINTED TO MATCH THE PROPOSED BUILDING AS THIS MAY HELP TO REDUCE THE VISUAL IMPACT.





PHASE ONE - CONSTRUCTION

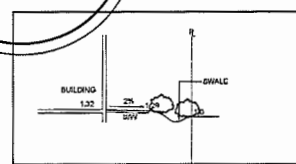
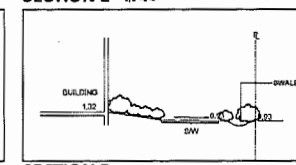
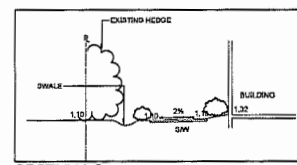
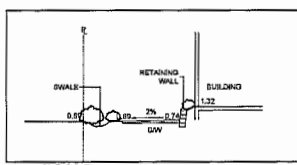
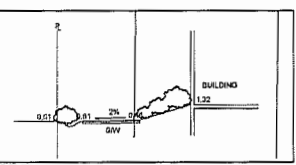
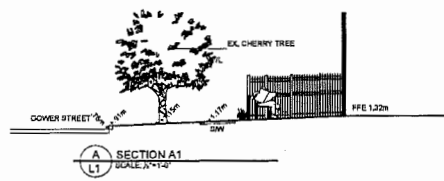
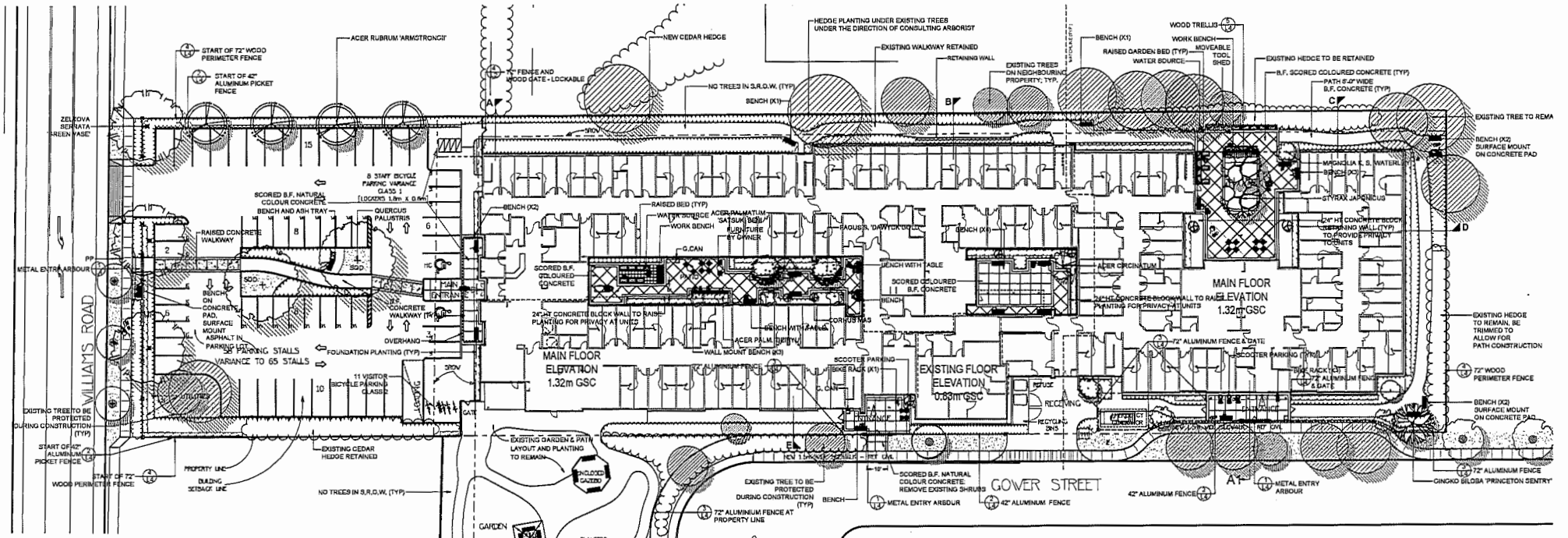
KAIGO FRASERVUE  
9580 WILLIAMS ROAD,  
RICHMOND, BRITISH COLUMBIA



PHASE TWO - CONSTRUCTION

KAIGO - FRASERVUE  
9580 WILLIAMS ROAD,  
RICHMOND, BRITISH COLUMBIA





PLANT SCHEDULE TREES				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
1	1	ACER CRENATUM	VINE MAPLE	4.5M HT. BAB, 3 ITEM CLUMP
1	1	ACER PALMUTUM SATSUKI BENT	SATSUKI BENT JAPANESE MAPLE	2.5M HT. BAB
4	4	ACER PALMUTUM 'TERRY'	TERRY JAPANESE MAPLE	8CM CAL. BAB
4	4	ACER RUBRUM 'ARMSTRONG'	COLUMBIAN RED MAPLE	10.5M CAL. 2.5M STD. BAB
7	7	CORNUS MAS	CORNELIAN CHERRY	8CM CAL. 1.5M HT. BAB
10	10	EXISTING TREE TO REMAIN	EXISTING TREE TO REMAIN	NA
2	2	FAUCUS BRUNICA 'SWEETIES DOLL'	GOLDEN FAVORITE GEESE	8CM CAL. 2.5M STD. BAB
1	1	ONKALO BLODA 'PRINCETON ENTRY'	PRINCETON ENTRY MAHONIA TREE	11.5M CAL. 1.5M STD. BAB
2	2	MAHONIA EBUR 'STELLATA WATERLILY'	WATERLILY STAR MAHONIA	8CM CAL. 1.5M STD. BAB
3	3	MALLUS 'VITISPEC'	PURPLE SPIRE COLUMBIAN CRABAPPLE	8CM CAL. 1.5M STD. BAB
2	2	QUERCUS PALUSTRIS 'BROWN RISH'	CROWN RICH PINE OAK	11.5M CAL. 2.5M STD. BAB
2	2	STYRAX JAPONICUS	JAPANESE DOGWOOD	8CM CAL. 1.5M STD. BAB
3	3	ZELKOVA SERENATA 'GREEN VASE'	GREEN VASE ITANOHAI	11.5M CAL. 2.5M STD. BAB

FENCE LEGEND	
KEY	NAME
---	42" ALUMINUM FENCE
---	72" WOOD PERIMETER FENCE
---	72" ALUMINUM FENCE



CLIENT: MQN Architects

PROJECT: KAIGO - FRASERVIEW

DATE: 18-MAY-18

SCALE: 3/8" = 1' - 0"

DRAWN: WJ

DESIGN: MCT

CHKD: MCT

PROJECT: KAIGO - FRASERVIEW

Williams Road & Gower Street RICHMOND, BC

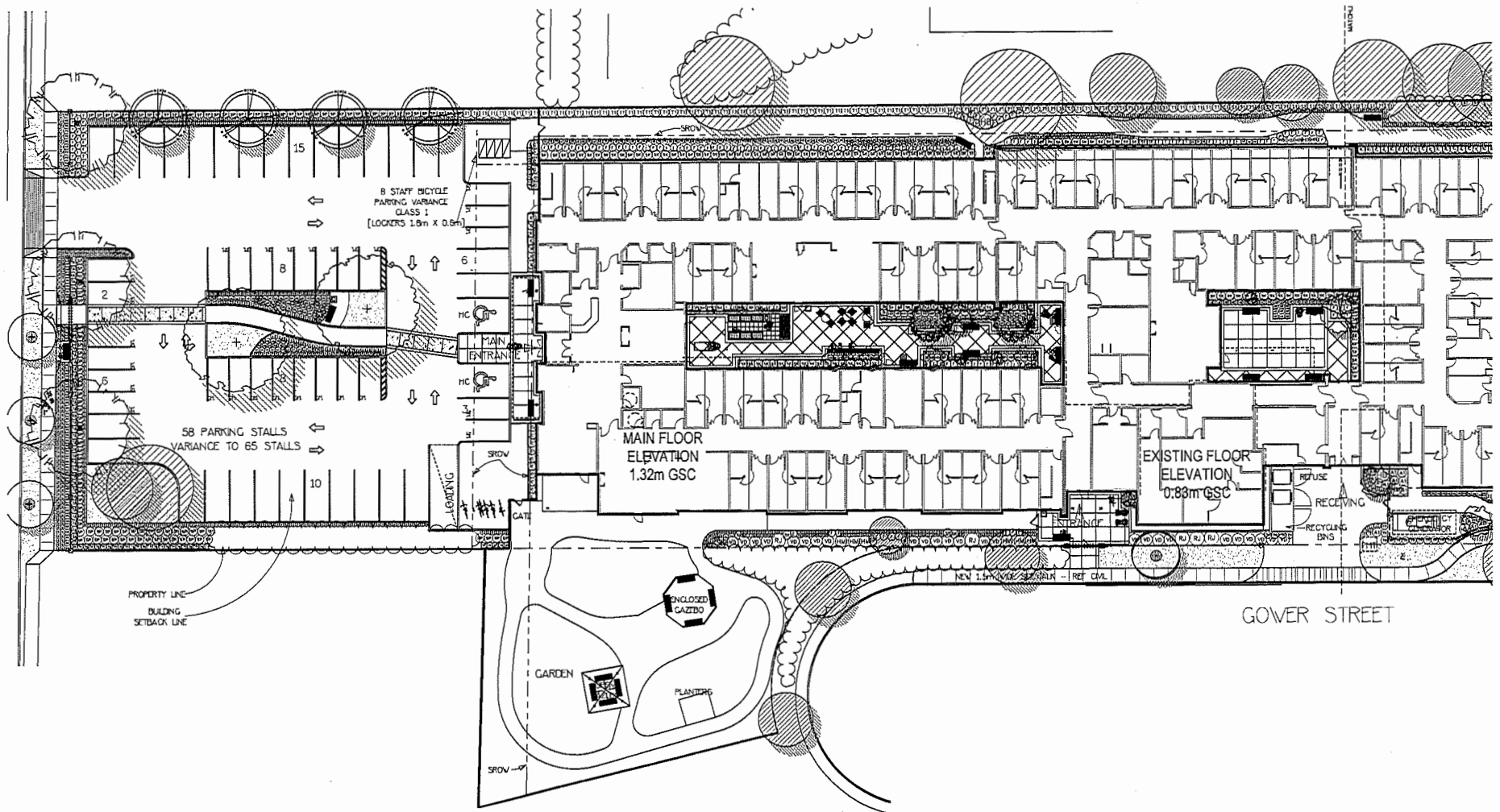
DRAWING TITLE: LANDSCAPE TREE PLAN



L1 OF 5

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10041-9.2P

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 68th Creek Drive  
Burnaby, British Columbia, V5C 6C9  
p. 604 294-0011 ; f. 604 294-0022

CLIENT:

MQN Architects

10	17 JAN 17	REVISED SITE PLAN	MR
9	16 FEB 14	WEST FACIAL RAILING	MR
8	16 NOV 13	NEW SITE PLAN	MR
7	16 NOV 13	REVISION FOR DEP	MR
6	16 NOV 13	NEW SITE PLAN	MR
5	16 OCT 13	NEW SITE PLAN	MR
4	16 SEPT 13	SOILED FOR BUILDING PERMIT	MR
3	16 SEPT 13	NEW SITE PLAN	MR
2	16 SEPT 13	NEW SITE PLAN	MR
1	16 AUG 13	NEW SITE PLAN	MR

PROJECT:

KAIGO - FRASERVIEV

Williams Road &  
Gower Street  
RICHMOND, BC

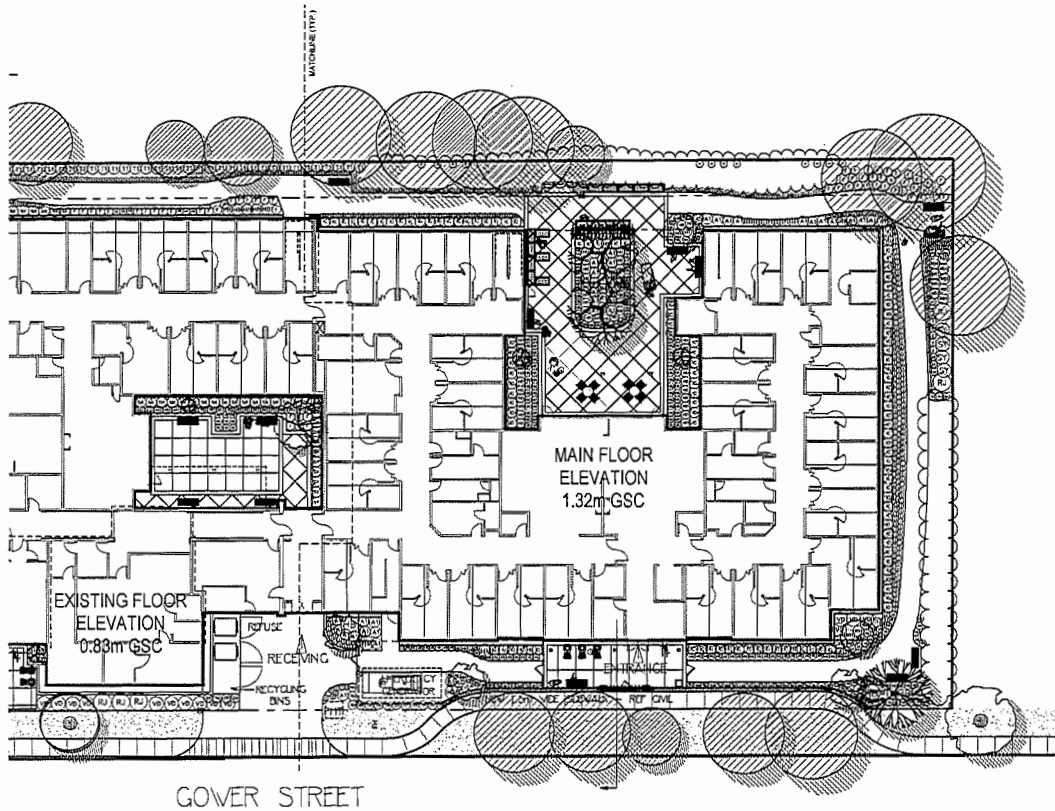
SCALE:

DRAWING TITLE:

LANDSCAPE  
SHRUB PLAN

DATE: 16 AUGUST 13  
SCALE: 1/16"=1'-0"  
DRAWN: BJ/MM  
DESIGN: BJ/MM  
CHKD: MCT

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PLANT SCHEDULE				PHO JOB NUMBER: 16-061
KEY	SYTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
SHRUBS	47	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	40 POT; 20CM
	11	BURKH MICROPHYLLA 'WINTER DEEP'	LITTLELEAF BOX	40 POT; 20CM
	10	HYDRANGEA MACROPHYLLA 'MAJEST'	BIGLEAF HYDRANGEA; RED	40 POT; 40CM
	9	HYDRANGEA QUERCIFOLIA 'DWARFUMA'	DWARFUM HYDRANGEA; DWARF	40 POT; 40CM
	139	ILEX CREMATA 'GREEN THUMB'	HOLLY; COMPACT	40 POT; 30CM
	7	RHODODENDRON 'KEN JANECK'	RHODODENDRON; LIGHT PURPLE; MAY	40 POT; 30CM
	12	ROSA 'MEDLAND TONICA'	MEDLAND ROSE; PINK	40 POT; 40CM
	141	SHIMADA JAPONICA 'TRUBELLA'	RUBELLA SHIMADA	40 POT; 30CM
	112	SPIRAEA X BUNALDA 'NEON FLASH'	NEON FLASH SPIRAEA	40 POT; 40CM
	6	SYRINCA PATULA 'MIDN KIM'	MIDN KIM COMPACT LILAC	40 POT; 40CM
	40	TAXUS X MEDIA 'KECKE'	KECKE YEW	1.5M B&B
	82	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN CEDAR	1.2M HT; 84S
	109	THUJA OCCIDENTALIS 'EMERALD' (LARGE)	EMERALD GREEN CEDAR	2.5M HT; 84S
	29	VIBURNUM DAVIDS	DAVIDS VIBURNUM	40 POT; 40CM
DAWG	869	CAREX OSHIMENSIS 'EVERHOOP'	EVERHOOP JAPANESE SEDGE	40 POT
	67	HAZONDELLA VINCIA 'PURELLA'	COLE VARELATED JAPANESE FOREST GRASS	40 POT
	120	HELICTOTRICHON BEMPERVIRENS	BLUE OAT GRASS	40 POT
	199	IMPERATA CYLINDRICA 'RED DARTON'	BLOOD GRASS	40 POT
	4	MISCANTHUS SINENSIS 'KIDACOT'	WANDER GRASS	40 POT
	35	PANICUM VIRGATUM 'ROTSTRALBLUCH'	RED SWITCH GRASS	40 POT
VEGETATION	12	PARTHENOCISSUS TRICOLORIFIDA 'VETICHE'	BOSTON IVY	40 POT; 40CM; STAKED
PERENNIAL	118	HEUCHERA X HEUCHERELLA 'SWEET TEA'	SWEET TEA HEUCHERELLA	10CM POT
	66	HOSTA 'ANGELATA'	WAVY LEAF HOSTA	40 POT; 1.8TE
	52	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	40 POT
	14	RUBISCOHA FLUGIDA 'VAR SULLIVANTI' 'DOLDRUM' 'RUBISCOHA' 'YELLOW'	STONEROP	10CM POT
	87	OTIDIUM REPULSUM 'ANGELUM'	HEART-LEAF ORCHIDFLOWER	10CM POT
	249	TIARELLA CORDIFOLIA	HEART-LEAF ARUM LILY	40 POT
	5	ZANTHOSSA AETHIOPICA 'CROWBOROUGH'	HARDY WHITE ARUM LILY	40 POT
	53	CYRTOMIUM FORTUNEI	FORTUNE'S GOLD HARDY HOLLY FERN	40 POT; 25CM
	50	ERICA X CARLTYNDENI 'KRAMER'S RED'	WINTER HEATH; RED	40 POT
	208	POLYSTICHUM MOUNTAIN	WESTERN SWORD FERN	40 POT; 25CM
	202	WALSTERTIA TERNAIA	BARREN STRAWBERRY	40 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS LATEST EDITION. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

**pmg**  
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CLIENT:

MQN Architects

NO.	DATE	REVISION DESCRIPTION	DR.
10	17 JAN 12	AGGREGATE PER ISSUE	
9	16 DEC 11	REVISION: REVISION PER ISSUE	
8	16 DEC 11	REVISION: REVISION PER ISSUE	
7	16 DEC 11	REVISION: REVISION PER ISSUE	
6	16 DEC 11	REVISION: REVISION PER ISSUE	
5	16 DEC 11	REVISION: REVISION PER ISSUE	
4	16 DEC 11	REVISION: REVISION PER ISSUE	
3	16 DEC 11	REVISION: REVISION PER ISSUE	
2	16 DEC 11	REVISION: REVISION PER ISSUE	
1	16 DEC 11	REVISION: REVISION PER ISSUE	

PROJECT:

KAIGO - FRASERVIEV

Williams Road &  
Gower Street  
RICHMOND, BC

SCALE:

DRAWING TITLE:

LANDSCAPE  
SHRUB PLAN

DATE: 18 AUG 15  
SCALE: 1/8" = 1'-0"  
DRAWN: B/MM  
CHECKED: B/MM  
CHKD: MCT

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PHO PROJECT NUMBER: 16-061



16-061-21P

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OF 5

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 25, 2017.

**Jesson, Claudia**

TC Development Permit Panel	
Date:	JANUARY 25, 2017
Item #	1
Re:	DV 16-733949
9580 WILLIAMS RD.	
+ 10060 GOWER STREET	

**From:** TERRY STASHUK <terry\_s@shaw.ca>  
**Sent:** Friday, 20 January 2017 16:11  
**To:** Badyal, Sara  
**Subject:** Fraserview Intermediate Nursing in Richmond (Development Variance Permit DV 16-733949)

Hi Sara,

I reside at 10171 Gower St in Richmond, B.C. Across the street is an empty lot attached to the Fraserview Intermediate Care facility at 9580 Williams Rd. The rear lot is proposed for a revision of existing buildings to double its size. I went to Richmond City Hall Wednesday, January 11th, 2017 to hear the Notice of Application for Development (Permit # 16-733949). The new building design was reviewed by the board and 8 neighbors. It was presented by Kevin Sabota at 604-733-6229 who represents the new owners of the nursing home. The meeting was rebooked for January 25th to review if there were any concerns of the project and/or solutions.

The neighbors living on Gower St complained of traffic flow problems and noise. Over the years we found too many large 5 ton trucks making food/supply deliveries on Gower St (its a dead end cul-de-sac). The noise from large SmithRite garbage trucks is too loud for us on Gower St. Also, delivery trucks reverse on Gower St to the kitchen/storage area of the nursing home with backup beepers blaring away for 2/3 of a block. My family lived with this noise problem since buying our home in 1984. We stayed here because of the McRoberts High School and James Whiteside elementary school and South Arm Park only one block away. Employee parking for Fraserview also complicated matters by using Gower St to park. Their parked cars were hit by reversing delivery trucks and preventing the neighbors from backing out of their driveways. Double the building size could only mean the traffic/noise problem would double as well.

Kevin called for an additional meeting of the neighbors on Tuesday, January 17th. Eight of us met at Fraserview to review the design plan (copies were handed out).

He was kind enough to explain the front of the property facing Williams Rd was redeveloped and more room was made for employees to park. This would alleviate the parking problem on Gower St. He will ensure the staff is aware of the change. He cannot redesign the front of the complex at Williams Rd to relocate the kitchen or garage disposal area. The by-laws require access to the facility for fire/emergency/police and ambulance.

I was impressed by the efforts that Kevin made to get around the truck/garbage collection problem. Unfortunately, they have to use Gower Street to access the kitchen area of the building.

Kevin said he was trying to be a good neighbor and I believe him. He has offered to repave a short laneway access into South Arm park and ask the city to mark out a pedestrian crosswalk on Severn St to make it safer for parents to drop off and pick up their children at 8:00 a.m. and 3:00 p.m. He provided the drawings for the new building to explain there would be no walking traffic or employee parking on Gower St. Access is only from Williams Rd.

He is showing good faith and is willing to listen to his neighbors. He would try to get smaller delivery trucks from suppliers (reduced to 30 feet in length) instead of tractor-semi type trucks. He has no idea if SmithRite has smaller vehicles but there is a larger loading area in the new plan that would mean no reversing on Gower St.

I think Kevin has done as much as can be expected. He is eager to proceed with the plan of the new building which is a three year project. The new design is very nice and will blend into the neighborhood for years to come.

I will attend the next meeting at Richmond City Hall to approve the proposed development plan regardless of the noise from SmithRite vehicles which plagues other Richmond neighborhoods. Maybe electric vehicles are the solution?

Please let me know if you have any questions.

Yours truly,  
Terry Stashuk  
10171 Gower St,  
Richmond, B.C.  
V7A4G2  
phone: 604-277-5705

